

# LAND AUCTION



**148.35 AC± | 1 TRACT | AUDRAIN CO, MO**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 6/15/23 | AUCTION TIME: 1:00 PM**

**AUCTION LOCATION: YMCA**

**309 SOUTH MAIN | VANDALIA, MO 63382**

A great opportunity to purchase a highly productive tillable farm located just 5 miles south of Vandalia, Missouri. The farm consists of 148.35 acres +/- with 132.24 FSA tillable. The farm lays extremely well with 80% of the tillable acres being 0-4 % slopes. Soils consist of Mexico silt loam, Leonard silt loam, Putnam silt loam and Armstrong loam, with an average NCCPI of 68.4. Excellent accessibility with paved road frontage, on both the North and East boundary as well as a county road on the South end. This would make a great addition to any farming operation or investment portfolio.



## TRACT 1: 148.35 ± ACRES

- **Deeded acres:** 148.35 +/- acres
- **FSA Farmland Acres:** 132.24 acres
- **Soil Types:** Mexico silt loam, Leonard silt loam, Putnam silt loam
- **Soil PI/NCCPI/CSR2:** NCCPI 68.4
- **CRP Acres/payment:** No CRP
- **Taxes:** \$606.82
- **Lease Status:** Open Tenancy for 2024 crop year
- **Possession:** Immediate possession subject to current tenants rights for 2023
- **Survey needed?:** No survey needed
- **Brief Legal:** NW ¼ S26 T52N R5W in Audrain Co
- **PIDs:** 147260000004
- **Lat/Lon:** 39.2568, -91.4396
- **Zip Code:** 63382



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC  
CLAY LOCKARD, AGENT: 573.466.9123 | [Clay.Lockard@whitetailproperties.com](mailto:Clay.Lockard@whitetailproperties.com)

**RANCHANDFARMAUCTIONS.COM**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE LLC (CO00001603) | Jefferson Kirk Gilbert, Missouri Broker, License # 2015034232 | Joe Gizdic, Director, Ranch & Farm Auctions, 217299.0332  
Clay Lockard, Missouri Land Specialist for Whitetail Properties Real Estate, LLC, 573-466-9123 | Cody Lowderman, MO Auctioneer License 11037